

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/10 KIONGA STREET CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/33 EVELYN STREET CLAYTON VIC 3168	\$955,000	17-Sep-24
1 IRWIN STREET CLAYTON VIC 3168	\$1,070,000	04-Nov-24
3/5 EVELYN STREET CLAYTON VIC 3168	\$922,300	03-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 February 2025



**2/33 EVELYN STREET CLAYTON
VIC 3168**

4 3 2

Sold Price **\$955,000** Sold Date **17-Sep-24**

Distance **0.34km**



**1 IRWIN STREET CLAYTON VIC
3168**

4 3 2

Sold Price ^{RS} **\$1,070,000** ^{UN} Sold Date **04-Nov-24**

Distance **0.83km**



**3/5 EVELYN STREET CLAYTON VIC
3168**

4 2 2

Sold Price **\$922,300** Sold Date **03-Oct-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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